

**ZONING COMMISSION  
PUBLIC HEARINGS  
July 16, 2014**

Sally Brouillet opened the Public Hearing with the following in attendance:

**MEMBERS:**

William Stopper, Chair, Absent  
Sally Brouillet, Vice Chair  
Richard Cool  
April Slauson, Secretary  
Kathy Donovan, Arrived 6:35 P.M.  
Matthew DeBarber, Alternate, Absent  
Neil Mascola, Alternate

**OTHERS:**

Wayne Zirolli, Borough Engineer  
Sue Goggin, AZEO  
Attorney Edward Fitzpatrick  
Public - 3

**6:15 P.M. PUBLIC HEARING-** for proposed 4500 sq. ft. retail building to house a convenience store, donut shop with drive-thru and gas station, 42-48 Prospect Street; Applicant: Remzi & Vesel Nasufi.

Attorney Michael McVerry, 35 Porter Avenue, representing the applicant stated the property is in a B2 Zone and consists of 0.81 acres. He noted they received a variance earlier this year in regards to the number of parking spaces; required number of spaces would be 30, but the variance grants them 15. Attorney McVerry stated they have received Police Commission approval, with a suggestion that the exit on Prospect Street be a right turn only, subject to DOT approval. They have also received Fire and WPCA approval as well. He stated they have a scheduled Public Hearing in August with the Inland Wetland Commission, and the Planning Commission tabled this item to next month's meeting when they will be able to review the revised plans.

Steve Pustola, P.E., stated there will be a grass area from the curb to the existing curb with no plantings. Sally stated they would like to do a site walk and have the engineer present to explain the plans.

Neil read a letter into the record from Alice Tomlin and Bill Crusanello of 73 Prospect St., opposing the application due to the increase of traffic.

**VOTED:** Unanimously with a motion by April Slauson and seconded by Kathy Donovan to **SCHEDULE** a sitewalk for Thursday August 7, 2014 at 6:00P.M.

**Public Comment:**

Pete Stable, 464 Prospect St, asked if a traffic study was done, and if so could he get a copy.

Steve Pustola stated they have been in touch with the DOT and they are on board with the plan and have helped create where the entrance points would be. The official review from DOT will be received when they start the curb cutting. Kathy asked for traffic counts. Attorney McVerry found a traffic volume from the State DOT, which is available online from 2011 which indicate on Route 68 from Union Street to Lines Hill Rd there are 14,100 cars a day.

Sally Brouillet continued the Public Hearing to the next scheduled meeting on August 20, 2014 at 6:15 P.M.

**6:30 P.M. PUBLIC HEARING-** for earth excavation of more than 350 cubic yards of material, 42-48 Prospect Street; Applicant: Remzi & Vesel Nasufi.

Attorney McVerry stated this is for the same project as the first Public Hearing, but because they will be removing more than 350 cubic yards of material, they are required to obtain a special permit. They are looking at removing approximately 5600 cubic yards. Wayne Zirolli said it makes sense for them to remove that amount of material.

No Public Comment.

The Public Hearing was continued to the August 20, 2014 meeting at 6:30 P.M.

**NAUGATUCK ZONING COMMISSION  
REGULAR MEETING  
JULY 16, 2014**

Sally Brouillet opened the meeting with the following in attendance:

**MEMBERS:**

William Stopper, Chair, Absent  
Sally Brouillet, Vice Chair  
Richard Cool  
Kathy Donovan, Arrived at 6:35 P.M.  
April Slauson, Secretary  
Matthew DeBarber, Alternate, Absent  
Neil Mascola, Alternate

**OTHERS:**

Wayne Zirolli, Borough Engineer  
Sue Goggin, AZEO  
Attorney Edward Fitzpatrick  
Public - 2

1. At 6:00 P.M., Sally Brouillet opened the meeting with the Pledge of Allegiance and then took attendance and noted there was a quorum. Neil Mascola was made a regular voting member.
2. Executive session with the Borough Attorney and the Zoning Commission.

There was no executive session.

3. Approval of the June 18, 2014 Meeting Minutes. The secretary will sign previously approved minutes.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Richard Cool to **APPROVE** the June 18, 2014 Meeting Minutes as presented.

**4. OLD BUSINESS:**

- A. Commission discussion/decision regarding Special Permit for proposed 4500 sq. ft. retail building to house convenience store, a donut shop with drive-thru and gas station; Applicant Remzi and Vesel Nasufi.

There was no discussion.

- B. Commission discussion/decision regarding a Special Permit for the earth excavation of more than 350 cubic yards of material from the rear bank on 42-48 Prospect Street; Applicant: Remzi and Vesel Nasufi.

There was no discussion.

**5. NEW BUSINESS**

- A. Commission discussion with Borough Attorney regarding approved activities for Capital Quarry.

Attorney Fitzpatrick said it will be continued to next month's meeting. The staff has not yet completed their review of the internal records.

- B.** Commission discussion regarding applicant's proposal for extension of time to complete the proposed development outlined in PDD #11, Prospect Street, Applicant: Fulling Mills Development.

Attorney Fitzpatrick stated that staff has received correspondences from the applicant requesting an extension for completion. Sue stated the application is due to expire on August 18, 2014. She noted that the Commission will need to set up a Public Hearing in order to grant the extension. Wayne Zirolli and Sue Goggin are going to set up an appointment with the applicant to visit the property to see the progress. Wayne stated that from driving by the site for the past few years, the only progress he has noticed was the clearing of the site, grading and installed catch basins.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Richard Cool to **SET** a Special Public Hearing on August 14, 2014 at 6:00 P.M.

- C.** Commission discussion/decision for a site plan application for proposed one-story building addition to Alderson Funeral Home, 201 Meadow Street; Applicant: Alderson Funeral Home.

Steve Pustola, representing the applicant, stated there currently is a 2200 sq. ft. structure and they are proposing a 1000 sq ft addition. Sue stated that due to the fact that they are adding bathrooms to the new addition, it will require WPCA approval.

**VOTED:** Unanimously on a motion by Kathy Donovan and seconded by April Slauson to **APPROVE** the site plan for a one-story addition to 201 Meadow Street subject to WPCA Approval.

- D.** Accept application, refer to planning commission, set public hearing for special permit for building addition to existing Metro Mart, 1419 New Haven Road; Applicant MNA Property Holding, LLC.

Steve Pustola, representing the applicant, reviewed the plans stating they are planning on putting an addition to the existing building which would occupy retail stores which would be rented. Kathy asked what the long term goal would be for the second floor and whether or not it would be rented. Mr. Pustola said he would find out what their plan is. The use of the building will be retail, commercial and office, no residential. Sally mentioned that included in the plan there needs to be landscaping, the enclosed garbage containers, and show sidewalks. Mr. Pustola noted they are currently in front of the Wetlands Commission.

**VOTED:** Unanimously on a motion by Kathy Donovan and seconded by Neil Mascola to **ACCEPT** the application, **REFER** to PC and **SET** a Public Hearing for August 20, 2014 at 6:45 P.M.

- E.** Additional items require a 2/3 vote of the Commission.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Richard Cool to **ADD** discussion regarding effective date for a text addition to Section 32.2.1 regarding enclosing dumpsters and trash bins to the agenda.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by April Slauson to **ACCEPT** the effective date of the text amendment regarding enclosing dumpsters and trash bins to be August 1, 2014.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Richard cool to **ADD** discussion for text amendments to Sections 24, 24.1, Schedule B, line 5.4, Section 24.4.10, Section 26.5.8, and additional language added to Section 24.4.3A to the agenda.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Richard Cool to **ACCEPT** the effective date of the text amendment to Sections 24, 24.1, Schedule B, line 5.4, Section 24.4.10, Section 26.5.8, and additional language added to Section 24.4.3A to be August 1, 2014.

6. Chairman Report  
There was none.

7. ZEO Report  
There was none.

8. Public Comment  
There was none.

9. Adjournment

**VOTED:** Unanimously on a motion by Kathy Donovan and seconded by Neil Mascola to adjourn the meeting at 7:10 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/rp